

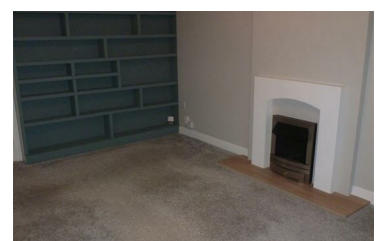


17a Mill Place Cleethorpes, North East Lincolnshire DN35 8ND

Situated between the Market Place and Albert Road is this modern ONE BEDROOM APARTMENT WITH PRIVATE PARKING. There is an Entrance Hall which provided versatile space for office/storage etc. First floor landing with built in cupboard/wardrobe storage and leads to all rooms as follows: Lounge with feature fireplace, Stylish fitted kitchen with built in appliances and striking White High Gloss units. Bathroom with white suite and generous double bedroom. Rear outside courtyard garden space. Gas Central heating system. Double Glazing. AVAILABLE MID JULY 2025

- FIRST FLOOR APARTMENT WITH PRIVATE PARKING
- GENEROUS DOUBLE BEDROOM
- GOOD SIZE LOUNGE
- KITCHEN WITH BUILT IN APPLIANCES
- BATHROOM WITH WHITE SUITE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- REAR COURTYARD OUTSIDE SPACE
- AVAILABLE MID JULY, 2025

£630 Per Calendar Month



ACCOMMODATION

GROUND FLOOR

A canopied Entrance Area with external light and double glazed entrance door leads to-

ENTRANCE HALL

14'2" x 6'2" (4.34m x 1.88m)

With striking Oak style laminate flooring, A good area for storage or an Office area. Double glazed, decorative leaded windows to front and rear. Additional double glazed door to the rear courtyard garden. Wall mounted electric storage heater. Return staircase with spelled balustrade to first floor.



FIRST FLOOR LANDING

With built in floor to ceiling double cupboard, 2 x double glazed decorative leaded windows to the front aspect. Central heating radiator.



LOUNGE

15'1" x 10'0" (4.60m x 3.05m)

A focal point of this room is the feature bookcase style shelved display wall and the White fire surround with coal effect electric fire inset. 2 x double glazed decorative leaded windows to the front aspect. Double panelled radiator.



KITCHEN

9'11" x 6'11" (3.04m x 2.11m)

Fitted with a modern range of White High Gloss wall & base units with chrome D handles. Complimentary grey work surfacing with inset 1-1/2 bowl resin sink unit. Built in appliances include the electric oven, gas hob, chrome extractor fan. There is also an automatic washing machine and Fridge/freezer. Concealed gas central heating boiler. Double glazed window to rear.



BEDROOM

11'11" x 10'11" (3.65m x 3.35m)

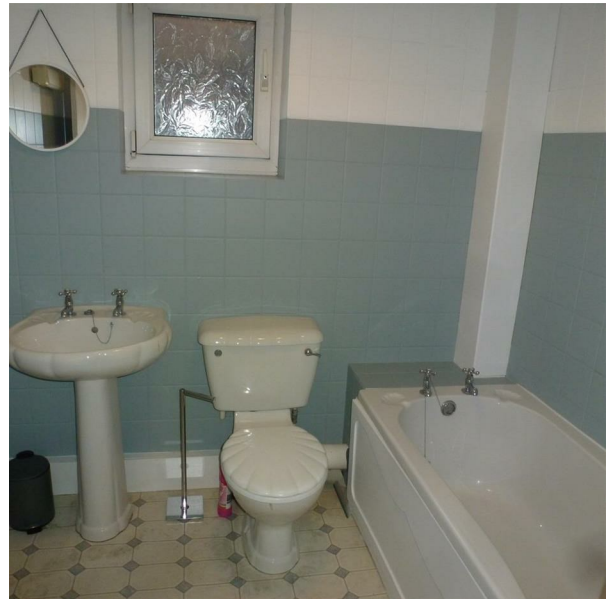
With double glazed decorative leaded window to the rear. Twin wood style floating shelves. Central heating radiator.



BATHROOM

6'11" x 6'4" (2.11m x 1.95m)

With suite in white comprising panelled bath with electric shower system over. Low flush WC and pedestal wash basin. Central heating radiator. Ceramic tiling to walls. Double glazed window to rear.



OUTSIDE

Parking to the front and enclosed rear courtyard garden

COUNCIL & TAX BAND

North East Lincolnshire Council. Band A

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £726.00 is required

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.